

NORWALK PLANNING AND ZONING REGULAR MEETING 02.27.2023

Call to order

The regular meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, February 27, 2023. The meeting was called to order at 5:45 p.m. by Chairperson, Megan Regennitter. Those present at roll call were, AJ Samuelson, Jason Brown, Carson Forst, and Elizabeth Thompson.

Absent: Andrew Steiger and Donna Grant

Staff present included: Elliot Klimowski, City Planner, Luke Parris, Director of Community Development (via Zoom) and Hillarie Ramthun, Community Development Office Assistant.

Approval of Agenda – 23-19

Motion by Brown and seconded by Thompson to approve the agenda. Approved 5-0

Approval of Minutes – 23-20

Motion by Forst and seconded by Samuelson to approve the minutes from the February 13, 2023 meeting. Approved 5-0

Guests welcome:

1 in person guest & 3 via Zoom

Public Hearing and Recommendation on a Zoning Amendment to change the HH Norwalk and Fareway Properties east of IA 28 and north of Chatham Avenue from C-2, C-O, R-4 and R-1(60) to the HH Norwalk PUD —23-21

Public Hearing opened at 5:47 p.m.

(Grant arrived at 5:48 p.m.)

This City initiated request is for the establishment of the HH Norwalk Planned Unit Development at an area currently zoned as a mix use of C-2, C-O, R-4 & R-1 (60). This amendment would allow for a previously planned private drive to become a public drive and another main road for the Norwalk Central Area. The PUD amendment includes a reduction of open space requirements, setbacks and right-of-way layout to allow Hughes Drive north of Chatham Avenue to be a public road.

Per the PUD, Parcel B would contain R-4, High-Density Multiple Family Residential zoning allowing 18 – 24 units per acre. The Commission can address units per acre now or at site plan review.

David Audette, 1401 Warrior Run Dr. inquired of story limitations for multiple family dwellings.

There are no set limitations listed in this PUD amendment.

Public hearing closed at 5:57 p.m.

Regennitter entertained a motion for the approval of the Zoning Amendment to change the HH Norwalk from C-2, C-O, R-4, and R-1(60) to the HH Norwalk PUD with the following provisions:

R-4 will be limited to 18 units per acre, R-4 will be limited to 4 stories and the building materials will be 60% of class 1 & 2 materials and 40% of class 3 materials at a minimum on Parcel B.

Samuelson motioned to approve and Forst seconded. Approved 6-0

Request from Hubbell Realty Company for the issuance of a grading permit for the Holland Pointe Plat 3 area—23-22

This request from Hubbell Realty Company is to allow grading work to begin at Holland Pointe Plat 3 located between Elizabeth Holland Park and Holland Pointe Plat 2. The grading permit is being brought to P&Z to gain secondary approval for preliminary construction of public improvements. The area under consideration was previously approved in the first preliminary plat for Holland Pointe and City Staff has reviewed and approved construction documents received. Issuance of the grading permit is recommended by Staff.

Caleb Smith, Hubbell Realty Company, was available via Zoom for questions or concerns.

Emily Harding, Civil Design Advantage, was also available via Zoom.

Regennitter entertained a motion, Brown motioned to approve, and Samuelson seconded.

Approved 6-0

City Council Update- None, David Lester via Zoom

Economic Development Update- Several Pre- App meetings in play for Norwalk Central area and surrounding commercial lots.

Community Development Update- Parris is now part of the Warren County Comprehensive Plan Steering Committee, first meeting will kick off Tuesday February 28th, 2023

Next meeting Date – March 13 (scheduled, likely to be canceled) otherwise March 27, 2023 @ **5:45 p.m.**

Adjournment – 23-23

Motion by Grant and seconded by Thompson to adjourn the meeting at 6:25 p.m.

Approved 6-0

Megan Regennitter, Chair

Elliot Klimowski, City Planner

Date:_____